

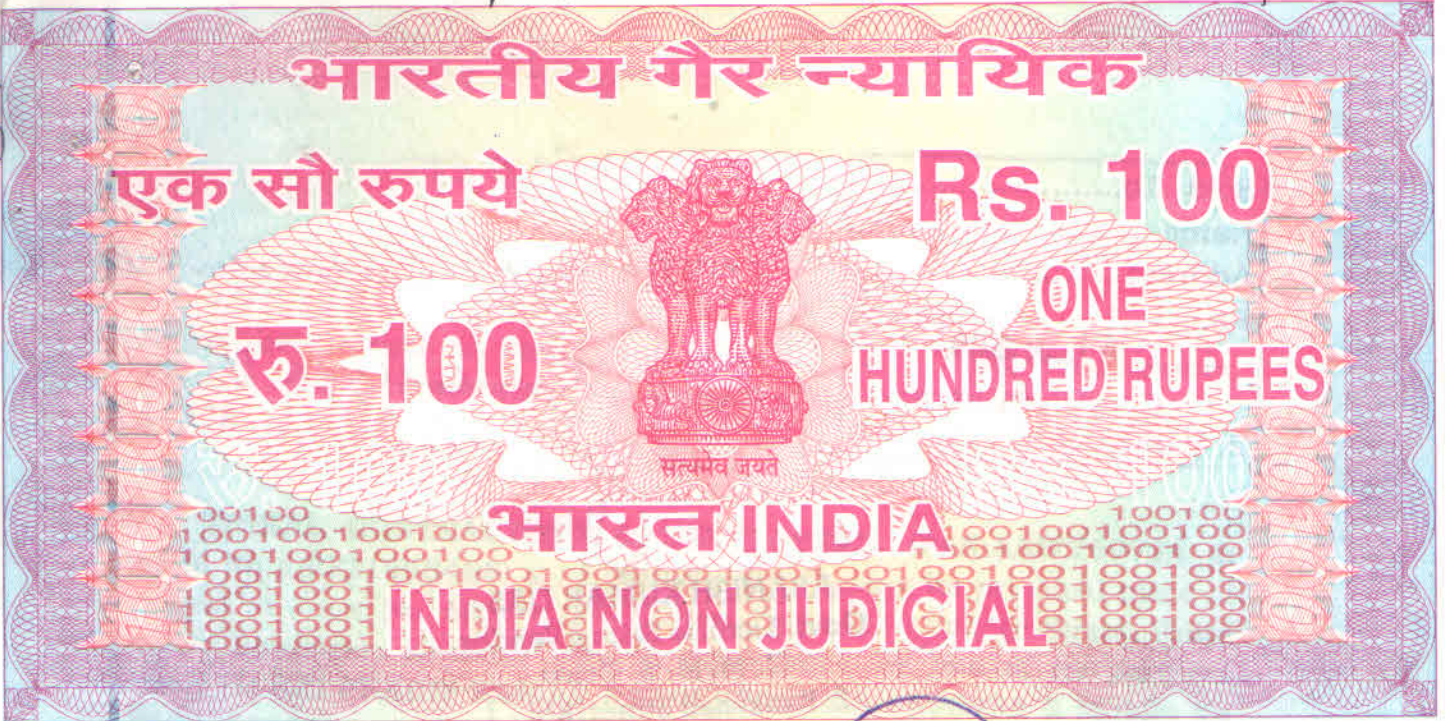
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19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Q. No. 61549/19



AB 747134

Case no. 227/19

Certified that the Document is submitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-III, Kolkata

- 9 FEB 2019

Jayati Das  
7.2.19

**SUPPLEMENTARY DEVELOPMENT AGREEMENT**

IN TERMS OF

**DEVELOPMENT AGREEMENT DATED 10<sup>th</sup> October 2013**

**THIS AGREEMENT** made on this the ..7<sup>th</sup>..... day of *February*, Two Thousand Nineteen **BETWEEN** ;

**SMT. JAYATI DAS**( PAN NO : BKUPD8168H & Mobile No: 8016013659), wife of Late Shri Rajat Kanti Das, by faith Hindu, by occupation housewife, presently residing at Village & P.O. : Dwaranda , P.S. : Illambazar , Birbhum , Pin : 731236 having permanent address at 18/2, Bakrahat Road, P.S. Thakurpukur, Kolkata-700063, hereinafter referred to as "**the OWNER**" (which expression shall unless excluded by or repugnant to the subject or

J0250  
J0250  
500

Pradip Kumar Mondal  
7.2.19

Sold To.....  
Name.....  
Address.....  
Rs.....  
31 JAN 2019  
C.M.M's Court,  
2, Bankshall Street, Kol-1

281065

Trikal Contractors & Devpn

115, College St  
W 12

ABANISH KUMAR DAS  
Govt. License Stamp Vendor  
C. M. M.'S Court  
2, Bankshall Street, Kol - 1



*[Signature]*  
Additional Registrar of  
Assurances III Kolkata  
7 FEB 2019

Identified by me  
Spodd  
CSUBHASIS PODDERJ  
S/o Late J.K. Podder  
Advocate  
High Court Calcutta.

### Major Information of the Deed

Deed No :	I-1903-00374/2019	Date of Registration	09/02/2019
Query No / Year	1903-0000051549/2019	Office where deed is registered	
Query Date	10/01/2019 5:28:37 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Subhasis Podder High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830050368, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 8,00,000/-	Rs. 17,09,450/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,120/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a), M(b), I)		
Remarks			

#### Land Details :

District: Birbhum, P.S:- Illambazar, Gram Panchayat: ILLAMBAZAR, Mouza: Dwaronda Pin Code : 731236

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-5	LR-474	Bastu	Bastu	600 Sq Ft		1,10,000/-	Property is on Road
L2	LR-15	LR-474	Bastu	Bastu	600 Sq Ft		96,250/-	Property is on Road
		<b>TOTAL :</b>			<b>2.75Dec</b>	<b>0 /-</b>	<b>2,06,250 /-</b>	
		<b>Grand Total :</b>			<b>2.75Dec</b>	<b>0 /-</b>	<b>2,06,250 /-</b>	

#### Apartment Details :

District: Birbhum, P.S:- Illambazar, Gram Panchayat: ILLAMBAZAR, Mouza: Dwaronda Pin Code : 731236

Sc h No.	Plot No Details	Khatian Details	Floor Area (In Sq.Ft.)	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
A1	LR - 5, 15	LR - 474, 705	Covered : 600, Super Built-up Area: 720	6,00,000/-,	13,03,200/-	Flat No: 1D, Floor No: 1, Apartment Type: Flat/Apartment Residential Use , Floor Type: Marble, Age of Flat: 0 Year, Approach Road Width: 10 Ft. Status of Completion : Yet to be constructed
A2	LR - 5, 15	LR - 474, 705	Area of Covered Garage: 108	2,00,000/-,	2,00,000/-	Flat No: C1, Apartment Type: Covered Garage Residential Use , Floor Type: Cemented, Age of Flat: 0 Year, Approach Road Width: 10 Ft. Status of Completion : Yet to be constructed

**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Smt JAYATI DAS (Presentant )</b> Wife of Late Rajat Kanti Das 18/2, Bakrahat Road, P.O:- Thakurpukur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BKUPD8168H, Status :Individual, Executed by: Self, Date of Execution: 07/02/2019 , Admitted by: Self, Date of Admission: 07/02/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/02/2019 , Admitted by: Self, Date of Admission: 07/02/2019 ,Place : Pvt. Residence

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>TRIKAL CONTRACTORS AND DEVELOPERS</b> White Tower, 115 College Street, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700012 , PAN No.:: AAIFT6972A, Status :Organization, Executed by: Representative
2	<b>Shri PRADIP KUMAR NANDI</b> Son of Late Anil Nandi Village- Dhaltithar, P.O:- Dhaltithar, P.S:- Basirhat, District:-North 24-Parganas, West Bengal, India, PIN - 743412 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AUGPN8093A, Status :Individual, Executed by: Self, Date of Execution: 07/02/2019 , Admitted by: Self, Date of Admission: 07/02/2019 ,Place : Pvt. Residence
3	<b>Shri Rajesh Kumar Singh Partner Of TRIKAL CONTRACTOR AND DEVELOPERS</b> Son of Shri Babban Singh 43/1, Durgapore Lane, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ATYPS4735R, Status :Individual, Executed by: Attorney

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Pradip Kumar Nandi</b> Son of Late Anil Nandi PARTNER, TRIKAL CONTRACTORS AND DEVELOPERS White Tower, 115, College Street, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700012 , Village - Dhaltithar, P.O:- Dhaltithar, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 743412, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AUGPN8093A Status : Attorney, Attorney of : Shri Rajesh Kumar Singh Partner Of TRIKAL CONTRACTOR AND DEVELOPERS

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Pradip Kumar Nandi</b> Son of Late Anil Nandi Village - Dhaltithar, P.O:- Dhaltithar, P.S:- Basirhat, District:-North 24-Parganas, West Bengal, India, PIN - 743412, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AUGPN8093A Status : Representative, Representative of : TRIKAL CONTRACTORS AND DEVELOPERS (as Partners)

**Identifier Details :**

Name	Photo	Finger Print	Signature
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Major Information of the Deed :- I-1903-00374/2019-09/02/2019

**Mr Subhasis Podder**

Son of J K Podder  
High Court, Calcutta, P.O:- G P O, P.S:-  
Hare Street, District:-Kolkata, West Bengal,  
India, PIN - 700001

Identifier Of Smt JAYATI DAS, Shri Pradip Kumar Nandi, Shri PRADIP KUMAR NANDI, Shri Pradip Kumar Nandi

**Transfer of property for A1**

Sl.No	From	To. with area (Name-Area)
1	Smt JAYATI DAS	TRIKAL CONTRACTORS AND DEVELOPERS-240.000000 Sq Ft, Shri PRADIP KUMAR NANDI-240.000000 Sq Ft, Shri Rajesh Kumar Singh Partner Of TRIKAL CONTRACTOR AND DEVELOPERS-240.000000 Sq Ft

**Transfer of property for A2**

Sl.No	From	To. with area (Name-Area)
1	Smt JAYATI DAS	TRIKAL CONTRACTORS AND DEVELOPERS-36.000000 Sq Ft, Shri PRADIP KUMAR NANDI-36.000000 Sq Ft, Shri Rajesh Kumar Singh Partner Of TRIKAL CONTRACTOR AND DEVELOPERS-36.000000 Sq Ft

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt JAYATI DAS	TRIKAL CONTRACTORS AND DEVELOPERS-0.458334 Dec, Shri PRADIP KUMAR NANDI-0.458334 Dec, Shri Rajesh Kumar Singh Partner Of TRIKAL CONTRACTOR AND DEVELOPERS-0.458334 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Smt JAYATI DAS	TRIKAL CONTRACTORS AND DEVELOPERS-0.458334 Dec, Shri PRADIP KUMAR NANDI-0.458334 Dec, Shri Rajesh Kumar Singh Partner Of TRIKAL CONTRACTOR AND DEVELOPERS-0.458334 Dec

**Land Details as per Land Record**

District: Birbhum, P.S:- Illambazar, Gram Panchayat: ILLAMBAZAR, Mouza: Dwaronda Pin Code : 731236

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 5, LR Khatian No:- 474	Owner: জয়তী দাস, Gurdian: রজত কান্ত, Address: 018/2 ঠাকুরপুকুর বাকরাহাট কলিকাতা 63, Classification: বাস্তু, Area: 0.58000000 Acre,	Smt JAYATI DAS
L2	LR Plot No:- 15, LR Khatian No:- 474	Owner: জয়তী দাস, Gurdian: রজত কান্ত, Address: 018/2 ঠাকুরপুকুর বাকরাহাট কলিকাতা 63, Classification: ডাঙ্গা, Area: 0.07000000 Acre,	Smt JAYATI DAS

Endorsement For Deed Number : I - 190300374 / 2019

Major Information of the Deed :- I-1903-00374/2019-09/02/2019

On 22-01-2019

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 17,09,450/-



**Probir Kumar Golder**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - III KOLKATA**  
**Kolkata, West Bengal**

On 07-02-2019

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 20:40 hrs on 07-02-2019, at the Private residence by Smt JAYATI DAS ,Executant.

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )**

Execution is admitted on 07/02/2019 by 1. Smt JAYATI DAS, Wife of Late Rajat Kanti Das, 18/2, Bakrahat Road, P.O: Thakurpukur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession House wife, 2. Shri PRADIP KUMAR NANDI, Son of Late Anil Nandi, Village- Dhalthithar, P.O: Dhalthithar, Thana: Basirhat, , North 24-Parganas, WEST BENGAL, India, PIN - 743412, by caste Hindu, by Profession Others

Indetified by Mr Subhasis Podder, , , Son of J K Podder, High Court, Calcutta, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 07-02-2019 by Shri Pradip Kumar Nandi, Partners, TRIKAL CONTRACTORS AND DEVELOPERS, White Tower, 115 College Street, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700012

Indetified by Mr Subhasis Podder, , , Son of J K Podder, High Court, Calcutta, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Executed by Attorney**

Execution by Shri Pradip Kumar Nandi, PARTNER, TRIKAL CONTRACTORS AND DEVELOPERS , , White Tower, 115, College Street, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700012 as the constituted attorney of Shri Rajesh Kumar Singh Partner Of TRIKAL CONTRACTOR AND DEVELOPERS 43/1, Durgapore Lane, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027 is admitted by him

Indetified by Mr Subhasis Podder, , , Son of J K Podder, High Court, Calcutta, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



**Probir Kumar Golder**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - III KOLKATA**  
**Kolkata, West Bengal**

On 09-02-2019

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 101/- ( E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 101/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 31/01/2019 12:00AM with Govt. Ref. No: 192018190337604132 on 31-01-2019, Amount Rs: 101/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90066432 on 31-01-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 5,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 181065, Amount: Rs.100/-, Date of Purchase: 31/01/2019, Vendor name: Abanish Kumar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 31/01/2019 12:00AM with Govt. Ref. No: 192018190337604132 on 31-01-2019, Amount Rs: 5,020/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90066432 on 31-01-2019, Head of Account 0030-02-103-003-02



**Probir Kumar Golder**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - III KOLKATA**  
**Kolkata, West Bengal**

Major Information of the Deed :- I-1903-00374/2019-09/02/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2019, Page from 14888 to 14938

being No 190300374 for the year 2019.



*Probir Kumar Golder*

Digitally signed by PROBIRKUMAR  
GOLDER  
Date: 2019.02.12 17:34:45 +05:30  
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 2/12/2019 5:34:27 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - III KOLKATA  
West Bengal.

(This document is digitally signed.)